



A SUBSTITUTE RESOLUTION

BY: COMMUNITY DEVELOPMENT/HUMAN RESOURCES COMMITTEE

A SUBSTITUTE RESOLUTION ENDORSING THE APPLICATION BY *RHA HOUSING, INC.* c/o ORCHARD RIDGE, LP TO THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS FOR LOW-INCOME HOUSING TAX CREDITS TO CONSTRUCT THE ORCHARD RIDGE APARTMENTS, A MULTI-FAMILY RENTAL COMMUNITY IN NW ATLANTA LOCATED OFF JAMES JACKSON PARKWAY; AND FOR OTHER PURPOSES.

WHEREAS; *RHA Housing, Inc.*, c/o Orchard Ridge, LP, is applying to the Georgia Department of Community Affairs (DCA) for low-income housing tax credits to construct the Orchard Ridge Apartments, a multi-family rental community in Northwest Atlanta located off James Jackson Parkway; and

WHEREAS; a summary of said application is attached hereto as Exhibit A; and

WHEREAS; the site of Orchard Ridge Apartments, is located within census tract 86.02 which is an eligible census tract for Low-income Housing Tax Credits and which has been designated by the City of Atlanta as a linkage community, and a community development impact area; and

WHEREAS; the site of Orchard Ridge Apartments (formerly known as Hillside Park Apartments) has been designated as an urban enterprise zone by the Atlanta City Council; and

WHEREAS; DCA has established certain regulations whereby low-income housing tax credit applications, to be competitive, must be formally endorsed by the governing authority of the pertinent municipality or county; and

WHEREAS; Neighborhood Planning Unit G has reviewed and endorsed the aforementioned application; and

WHEREAS the City Council wishes to endorse the aforementioned application by *RHA Housing, Inc.*, c/o Orchard Ridge, LP;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ATLANTA HEREBY RESOLVES:

Section 1. The City Council hereby endorses the application by the *RHA Housing, Inc.*, c/o Orchard Ridge LP, to the Georgia Department of Community Affairs for low-income housing tax credits to construct the Orchard Ridge Apartments.

Section 2. All resolutions and parts of resolutions in conflict with this resolution are hereby rescinded.

A true copy,

Shanda Daughin Johnson
Municipal Clerk, CMC

ADOPTED by the Council
APPROVED by the Mayor

APR 02, 2001
APR 10, 2001

**EXHIBIT A
ORCHARD RIDGE APARTMENTS
PROJECT SUMMARY**

RHA Housing, Inc., a non-profit housing corporation and general partner of Orchard Ridge, L.P., proposes to construct a 211-unit, mixed-income apartment community, Orchard Ridge Apartments, located off James Jackson Parkway in NPU-G, Council District 9.

- Housing Enterprise Zone formerly Hillside Park Apartments (new construction)
- Designated as Linkage Community and Community Development Impact Area
- Proposed project will consist of **17.8** acres
- ***Construction Commencement: January, 2002***
- ***Construction Completion: June, 2003***
- Intent: To provide affordable housing
To provide the area with critically needed new housing development
- Proposed project development cost is approximately \$15,054,525

Housing Type:

There will be 211 garden apartments with a range of one, two, and three bedroom units; 39 one bedroom units, 134 two bedroom units, and 38 three bedroom units. Other amenities include a large community center with activity room, game room, and educational center with fully equipped kitchen and bathrooms, management office, fitness center and laundry facility; a sports court, well equipped playground, sand volleyball court, swimming pool and walking paths; picnic areas with tables and grills located throughout the property; and well-lit parking areas with lantern style street lights.

City of Atlanta Local Government Support

| | |
|---------------------------------------|--------------------|
| City Housing Enterprise Zone | |
| Total Property Tax Abatements | |
| City Portion | \$221,409 |
| School Board Portion | \$856,996 |
| City Impact Fee Exemption | <u>\$114, 422</u> |
| Total Local Government Support | \$1,192,827 |

RCS# 2775
4/02/01
2:17 PM

Atlanta City Council

Regular Session

CONSENT

Pages 1 thru 13

SEE ATTACHED LISTING OF
ITEMS ADOPTED/ADVERSED
ON CONSENT AGENDA

ADOPT

YEAS: 13
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 1
EXCUSED: 0
ABSENT 2

Unanimous

| | | | |
|-----------|-----------|-----------|-------------|
| Y McCarty | Y Dorsey | Y Moore | Y Thomas |
| Y Starnes | Y Woolard | B Martin | Y Emmons |
| Y Bond | Y Morris | Y Maddox | B Alexander |
| Y Winslow | Y Muller | Y Boazman | NV Pitts |

ITEM (S) REMOVED FROM
CONSENT AGENDA
01-O-0345
01-O-0526
01-R-0541

CONSENT

04/02/01 Council Meeting

**ITEMS ADOPTED ON
CONSENT AGENDA**

1. 01-O-0225
2. 01-O-0534
3. 01-O-0528
4. 01-O-0539
5. 01-O-0530
6. 01-O-0531
7. 01-R-0527
8. 99-R-2071
9. 01-R-0368
10. 01-R-0481
11. 01-R-0536
12. 01-R-0537
13. 01-R-0550
14. 01-R-0484
15. 01-R-0485
16. 01-R-0486
17. 01-R-0487
18. 01-R-0293
19. 01-R-0425
20. 01-R-0457
21. 01-R-0418
22. 01-R-0483
23. 01-R-0549
24. 01-R-0500
25. 01-R-0501
26. 01-R-0502
27. 01-R-0503
28. 01-R-0504
29. 01-R-0505
30. 01-R-0506
31. 01-R-0507
32. 01-R-0508

**ITEMS ADVERSED
ON CONSENT AGENDA**

33. 01-R-0509
 34. 01-R-0510
 35. 01-R-0511
 36. 01-R-0512
 37. 01-R-0513
 38. 01-R-0514
 39. 01-R-0515
 40. 01-R-0516
 41. 01-R-0517
 42. 01-R-0518
 43. 01-R-0519
 44. 01-R-0520
 45. 01-R-0521
 46. 00-R-1361
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01- R -0487

(Do Not Write Above This Line)

A RESOLUTION
BY: COMMUNITY DEVELOPMENT AND
HUMAN RESOURCES COMMITTEE

A RESOLUTION ENDORSING THE
APPLICATION BY THE NORSOUTH
CORPORATION C/O ORCHARD RIDGE,
L.P., TO THE GEORGIA DEPARTMENT
OF COMMUNITY AFFAIRS FOR LOW
INCOME HOUSING TAX CREDITS TO
CONSTRUCT THE ORCHARD RIDGE
APARTMENTS, A MULTI-FAMILY
RENTAL COMMUNITY IN NW
ATLANTA LOCATED OFF JAMES
JACKSON PARKWAY; AND FOR
OTHER PURPOSES.

- ☐ CONSENT REFER
☐ REGULAR REPORT REFER
☐ ADVERTISE & REFER
☐ 1st ADOPT 2nd READ & REFER
☐ PERSONAL PAPER REFER

Date Referred

Referred To:

Date Referred

Referred To:

Date Referred

Referred To:

First Reading

Committee _____
Date _____
Chair _____
Referred to _____

Committee C/D/H/R
Date 3/28/01
Chair John D. Hargrave
Action: Fav/ Adv, Hold (see rev. side)
Other: Sub
Members Attn: "Mable" Thomas
Clara Thomas
Henry
Refer To _____

Committee _____
Date _____
Chair _____
Action: Fav, Adv, Hold (see rev. side)
Other: _____
Members _____
Refer To _____

Committee _____
Date _____
Chair _____
Action: _____
Other: _____
Members _____
Refer To _____

Committee _____
Date _____
Chair _____
Action: _____
Other: _____
Members _____
Refer To _____

FINAL COUNCIL ACTION

☐ 2nd ☐ 1st & 2nd ☐ 3rd
Readings
☒ Consent ☐ V Vote ☒ RC Vote

CERTIFIED

CERTIFIED
APR 02 2001
ATLANTA CITY COUNCIL PRESIDENT
Robert W. Parker

CERTIFIED
APR 02 2001
Rachel Douglas Johnson
MUNICIPAL CLERK

MAYOR'S ACTION

APPROVED
APR 10 2001
Wayne MAYOR